

MINUTES OF THE TOWN OF WAYNE
ZONING BOARD OF APPEALS
December 4, 2023

The meeting opened at 7:00 PM with a roll call of the members. The meeting was held in-person and via Zoom at the Town Hall.

	PRESENT	ABSENT	LATE
MEMBERS: Wayne Hand, Chair		X	
Jon Serdula	X		
David Westcott	X		
Emily Jennifer Rouin		X	
Karsten Konig	X		
Jason Ferris, Alt.	X		
Candy Dietrich, alt	X		
Dave Bauer, Board Liaison	X		
Gill Harrop, CEO		X	

ALSO PRESENT: Gigi Seglin Cooke, Henry Cooke, (zoom), Rodney & Alissa Lapp, Linford and Carrie Lapp

Agenda Review

No change to agenda

Minutes

Minutes of the November 6, 2023 meeting were reviewed and approved. Motion by Mr. Konig, 2nd by Mr. Serdula. Minutes approved.

New Business

Appeal No. 20V23: Linford and Carrie Lapp Property Tax ID #078.00-01-007.180, 0 State Route 230, Town of Wayne in HC-1, section 1f. Application for subdivision.

The Lapp's have owned the land for several years and wish to subdivide off a parcel to allow Rodney and Alissa Lapp to build a home. The lot is a pre-existing, non-conforming lot and it only has 110 feet of road frontage. The Lapps need to build a driveway to access the property and any future subdivided lots.

Public comments opened. Glenda Cooke shared her thoughts as a neighbor. She supports the driveway. She is concerned about future uses of the property, Mr. Westcott indicated that those concerns would be best voiced to the Planning Board during the subdivision application process. Public Comments closed with no letters or emails received.

Mr. Serdula asked where the driveway would be placed. The Lapps indicated that it would be down the middle of the current 110 feet that borders 230.

Mr. Westcott made a motion to grant 190' of relief on the frontage requirement in the district to construct a driveway into the property. Mr. Serdula seconded the motion.

Motion approved. Conditions of approval as follows:

The plot is a pre-existing, non-conforming lot with 110' of frontage on St Rt 230. As such the board granted relief of 190' feet of required road frontage to allow for a driveway to access the property and desired future subdivided lot. The placement of the new drive will have to conform to all other setbacks, widths and conditions in the LUR. In addition, an easement must be granted to allow access to any subdivided lot by the driveway if such lots are created in the future

General Announcement

Adjournment The meeting adjourned at 7:37 PM.

Submitted by: Amy Gush, Board Secretary